



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
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cityoflasvegas
lasvegasnevada.gov

August 13, 2025

923 Properties Manager LLC
11201 North Tatum Boulevard
Phoenix, Arizona 85028

**RE: 25-0245 [EOT1 AND EOT2]
PLANNING COMMISSION MEETING OF AUGUST 12, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 12, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 2.18 acres generally located at the southwest corner of Garces Avenue and 10th Street (APNs 139-34-810-074, 075, 101 through 105, and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

25-0245-EOT1 - THIRD EXTENSION OF TIME - SPECIAL USE PERMIT (SUP-76446) - FOR AN APPROVED MIXED-USE DEVELOPMENT

25-0245-EOT2 - THIRD EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (SDR-76448) - FOR AN APPROVED EIGHT-STORY MIXED-USE DEVELOPMENT CONSISTING OF 343 RESIDENTIAL UNITS AND 8,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW 331 PARKING SPACES WHERE 522 ARE REQUIRED; A 40-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 282 FEET IS REQUIRED; A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A ZERO-FOOT LANDSCAPE BUFFER ON THE EAST, SOUTH, AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED

This approval is subject to the following conditions:

25-0245-EOT1 CONDITIONS

Planning

1. This approval shall expire on June 25, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-76446) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0245-EOT2 CONDITIONS

Planning

1. This approval shall expire on June 25, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-76448) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **August 12, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **August 25, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Lawrence Jatsek
923 Properties Manager LLC
11201 North Tatum Boulevard
Phoenix, Arizona 85028